

## **West End LCI Zoning Workshop #2**

Tuesday, October 7, 2003

7:30 to 9:00 pm

Bill Dunkley, Project Manager

West End Medical Center, 868 York Street, West End

### **M I N U T E S**

Meeting called to order at 7:40.

For new members (1<sup>st</sup> meeting) Bill summarized the boundaries of the project area and

- -Explained the LCI study and its purpose
- -Explained land use concept and its relationship to zoning.
- -Explained that land use for the project had been through public hearing and approved as CDP amendment.
- -Explained “use” as it relates zoning and how this relates to subareas of the SPI.

Bill invited everyone to visit the website to bring each person to date on all project materials and documents.

It was pointed out that Evans Street on the map needs to be corrected.

A question was asked about overlapping boundaries between the LCI and historic district. Bill showed the boundaries of each on map and said project boundaries are tentative and explained that Karen Heubner of the Urban Design Commission would be at the next meeting to discuss implications of extending the historic district.

June Mundy talked about “mainstreet” treatments and NC zoning. MRC zoning contains some of the same applications and is less complicated than NC.

Karl Barnes wants to do NC inventory for the study area. Bill explained that the FAR for MRC-1 is less than NC.

A question was asked to define store front streets and village centers.

Sign restrictions can be added as part of the SPI.

Explained MRC-2 vs. MRC-1 (FAR is the primary difference).

There was a concern that MRC-3 (High Density Office/Commercial) allows for more height that could destroy neighborhood views and landscape.

There was some discussion about height restrictions and keeping height at 5-6 stories maximum and additional discussion about why down-zoning is bad case scenario and how certain zoning actions could lead to land banking by land owners.

The Old Sears site was discussed from a zoning perspective. Karl stated that in addition to multifamily he wanted more flexibility for the site to include lofts, live work space, etc.

Adair Park does not want to be cut off by height and other zoning “uses” that would impair the neighborhood.

Jim Schneider suggested that Landmark district for this project might be better than SPI.

It was suggested that the northern triangle (lower Whitehall Street) be removed from the project area, and that the area should remain I-2.

It was discussed that the West End area provided a great opportunity for connectivity and for walking distance amenities for residents.

The items not done were discussed: 1. zoning requirements, and 2. SPI Use Table to be discussed at the next meeting.

Bill asked the group for a set of volunteers to read the draft zoning code before the next meeting. Karl Barnes, June Mundy, Dan Eisley, Ducan Hill, Mary Gipson, Lionel Alexander, Warren Davis and Jim Schneider volunteered.

Bill discussed the Walkability Workshop that will be held in the West End on Thursday, 11/6.

Meeting adjourned at 9:12pm.